

MARCH 18, 2024

MEMO TO FILE

BY JOHN VAN EGMOND, P.ENG., EGMOND ASSOCIATES LTD.

16-18 MILL STREET

CVC COMMENTS 3 AND 4

CVC Comment 3:

We recommend that the natural hazards be zoned in an appropriate restrictive zoning for long term protection and maintenance.

Through the review process of the zoning by-law amendment application, CVC staff typically recommend that the natural hazards (floodlines and erosion hazards in this instance) and their associated buffers are placed into an appropriate restrictive zoning and dedicated to the Town.

However, after looking through previous correspondence (CVC letter dated February 25, 2021), it appears that CVC staff had indicated that, as the natural hazards are located off-lot and only small portions of the buffer are located on the subject site, CVC staff would consider it appropriate to not recommend the buffer be designated as a hazard category. In the next submission, in the comment responses, please provide confirmation that the natural hazards are located off-lot due to the new property line/road widening.

Review and Comment by EAL

We are proposing no new lot lines or road widening, so the matter seems to require no further action. We spoke to Elizabeth Paudel of the CVC on March 18, 2024 and they have decided no further action is needed.

CVC Comment 4:

Please refer to the CVC Plant Selection Guideline for species selection recommendations when planting in regulated areas. All species used within regulated areas are to be common native species to minimize the risk of invasive species colonization.

The problem species are as follows:

- *Ulmus americana* – native but prone to disease and dieback, not listed as a recommended species in the guideline (listed, but not recommended)
- *Juniperus sabina* – not in the guideline. Cultivar
- *Spiraea japonica* – not in the guideline and spiraea can be ecologically problematic
- *Calamagrotis acutiflora* – not in the guideline and can become problematic
- *Nepeta faassenii* – not in the guideline

Substitutions should be chosen from the CVC Plant Selection Guideline. Where species deviate from the guideline justification is required. No invasive or problematic species are to be used

Review and Comment by EAL:

Developer agree plants will be selected from the guideline.